

CFM ASSET RECONSTRUCTION PRIVATE LIMITED

REGISTERED OFFICE: "Block no. A/1003, West Gate, Near YMCA Club, Sur No. 835/1+3, S. G. Highway, Makarba, Ahmedabad-380051 Gujarat"

CORPORATE OFFICE: 1st Floor, Wakefield House, Sprott Road, Ballard Estate, Mumbai-400038

EMAIL: chetan.rajpurohit@cfmarc.in

CONTACT: 079-66118554 & 079-6611855

Mobile : 9892816471

**APPENDIX- IV-A**

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) of the Security Interest Enforcement Rules, 2002.

CFM Asset Reconstruction Private Limited ('CFM-ARC') (acting in its capacity as Trustee of CFM-ARC Trust - 127) have acquired the entire outstanding debt along with underlying securities of **Isithore Lourdu Rathinam, and Ors. (Borrower & Co borrowers)** under section 5 of the said Act vide Registered Assignment Agreement dated 25.10.2023 and by virtue of the said Assignment Agreement, **ECL Finance Ltd.** assigned all the rights, title and interests along with underlying securities and guarantees in favor of CFM-ARC.

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable properties (Secured Assets) mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer of CFMARC on **05.10.2023** will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on **9th January 2026** for recovery of Rs. **6,01,31,387.71/- (Rupees Six Crore One Lakhs Thirty One Thousand Three Hundred Eighty-Seven and Seventy-One Paise Only)** due and payable as on 10th -July-23 together with further interest from 11th -July-23 penal interest till the date of payment of the said amount in full together with all cost, charges, expenses, thereon due to the secured creditors from **1. Isithore Lourdu Rathinam (Borrower), 2. Infotech Audit Solutions (Co-Borrower), 3. Jaani Holdings Private Limited (Co-Borrower), 4. Josephinea Malarani (Co-Borrower)**

The Reserve Price of the properties and the earnest money deposit Is Given Below: -

DESCRIPTION OF SECURED PROPERTY:	
	<p>TIRUPUR REGISTRATION DISTRICT, TIRUPUR JOINT-1 SUB-REGISTRATION DISTRICT, TIRUPUR TALUK, TIRUPUR MUNICIPAL TOWN, OLD WARD NO.3, NEW WARD NO.13 IN AVINASHI ROAD IN THOTTIPALAYAM VILLAGE, G.S.NO.689/A CORRESPONDING TO T.S.NO.324 BLOCK NO.7, WARD NO.1, IN THIS SITE ADJOINING AVINASHI ROAD BOUNDED AS FOLLOWS:-SOUTH OF – PONNUSAMY GOUNDER'S PROPERTY PRESENTLY OWNED BY NACHIMUTHU CHETTIAR; NORTH OF – CHANDRASEKARAN AND PUSHPAVATHI'S PROPERTIES; EAST OF – AVINASHI ROAD; WEST OF – 3FT WIDE NORTH SOUTH DHANDAPANI CHETTIAR LANE.</p> <p>MEASURING:- 176 FEET EAST –WEST IN THE NORTH; 140 FEET EAST – WEST IN THE SOUTH; 34 FEET NORTH – SOUTH IN THE WEST AND 34 FEET</p>




	NORTH – SOUTH IN THE EAST. OUT OF THIS AREA LESS SOUTH-WESTERN PORTION MEASURING 10 FEET NORTH SOUTH AND 40 FEET EAST WEST SOLD AND NOW OWNED BY CHANDRASEKARAN. THUS COVERING A REMAINING AREA OF 11 CENTS (4846 SQ.FEET) AND 50 SQUARE FEET OF 454.85 SQ. METER LAND WITH BUILD UP AREA OF THE BUILDING:- 1.CELLER :2435; 2.GROUND FLOOR :3115; 3.FIRST FLOOR :3115; 4. SECOND FLOOR :3115; 5.THIRD FLOOR :3115; 6.FOURTH FLOOR :1147 TOTAL AREA : 16042 SQ.FEET. THUS COVERING A TOTAL AREA OF 11 CENTS AND 50 SQUARE FEET OF LAND PRESENT NEW T.S.NO.16,17, BLOCK NO.33, WARD NO."K".
SECURED DEBT:	Rs.6,01,31,387.71/- (Rupees Six Crore One Lakhs Thirty One Thousand Three Hundred Eighty Seven and Seventy-One Paise Only) due and payable as on 10th -July-23 together with further interest from 11th -July-23 penal interest till the date of payment of the said amount in full together with all cost, charges, expenses,
RESERVE PRICE (RP):	9,16,46,054.00 (Nine crore sixteen lakh forty-six thousand fifty-four only.)
EMD:	91,64,605 (Ninety-one lakh sixty-four thousand six hundred five only.)
TIME: DATE: PLACE: For E-AUCTION	E-Auction/Bidding through website, (https://www.bankeauctions.com) Date: - 09.01.2026 - Time: 11.00 AM to 05.00 PM
INSPECTION	With prior consultation of Authorised Officer
LAST DATE AND TIME FOR BID SUBMISSION:	On or before 5:00 PM on 08.01.2026
CONTACT:	Dr. Chetan Rajpurohit – 9892816471 Email: chetan.rajpurohit@cfmarc.in

Encumbrances if any: Not known to the secured creditor

For detailed terms & conditions of the sale through e-auction, please refer to the link provided in Secured Creditors website i.e. <https://www.cfmarc.in> before submitting bids for taking part in the e-auction.

Bidders may also visit the website <https://www.bankeauctions.com> or contact service provider M/s. C1 India Private Limited. Bidder Support Nos.: 0124-4302020 / 21 / 22, +91 7291981124 / 1125 / 1126; email: support@bankeauctions.com, Mr. Bhavik Pandya, Contact No. +91 8866682937; Maharashtra@c1india.com

The notice dated 18.10.2025 has been given to all of you under section 13(8) of the SAREEASEI Act, 2002.


 Sd/
 Authorized Officer
 CFM Asset Reconstruction Pvt. Ltd.
 Acting as trustee of CFMARC Trust – 127

Date: 04.12.2025
Place: Ahmedabad

TENDER DOCUMENT CUM TERMS AND CONDITIONS OF SALE

IN THE ACCOUNT OF ISITHORE LOURDU RATHINAM

- 1) The Bids document along-with declaration as given below shall be submitted in website <https://www.bankauctions.com>. Bids should be along with self-attested copies of Aadhar Card/PAN Card / Passport / Electricity Bill/Voter ID. mentioned UTR No/supportive evidence for submitting EMD amount or by bidder along-with DD or UTR details of requisite EMD amount. Bank details for online transaction are mentioned below:

Beneficiary Name	CFMARC Trust - 127
Bank and Branch	Union Bank of India, Andheri Branch
Account Number	002811010000133
IFSC	UBIN0800287

- 2) Intending bidders may avail training for online bidding from M/s C1 India Pvt Ltd, Address Plot No.68, 3rd Floor, Sector-44, Gurugram-122003, Haryana, India., contact No & Name Bhavik Pandya, No. 8866682937 Email address maharashtra@clindia.com

The detail regarding E auction provider are mentioned below

Name of Auction Agency	M/s C1 India Private Limited
Address	Plot No.68, 3 rd Floor, Sector-44, Gurugram-122003, Haryana, India.
Contact persons	Bhavik Pandya
Help Line No	8866682937
Email Address	maharashtra@clindia.com .
Website address	www.bankauctions.com

- 3) Bid document below Reserve Price and without KYC will be disqualified / Rejected by the Authorised officer of the Secured Creditor at his/her discretion.
- 4) Last date of submission of Bid document is 08.01.2026
- 5) The intending bidder should bid for entire immovable property i.e. the entire Secured Asset. Any bid for part property shall be rejected by the Authorised Officer without according any reason to the prospective bidder.
- 6) The person deputed for inspection by the prospective bidder should carry with him appropriate POA and/or authorization on the letterhead of the organization he/she represents along with his/her government ID photo proof, failing which inspection may be refused.



- 7) The EMD of unsuccessful bidders shall be refunded within fifteen (15) days from the date of Auction. The bidder will not be entitled to claim any interest, if the refund of EMD is delayed beyond the said period for any reason whatsoever.
- 8) The Secured Asset shall be sold at a price not less than the Reserve Price mentioned hereinabove.
- 9) The offer should only be placed only through bid document submitted physically at the address mentioned above.
- 10) The entire procedure of conducting Auction shall be at the exclusive discretion of the Authorised Officer and intending purchaser shall have no right to object to the same.
- 11) The bid amount can be improved by Rs.25,000 (Rs Twenty-Five Thousand) per bid/attempt ('**Bid Multiplier**') during the auction once bid document is submitted.
- 12) The Said Properties shall be sold to the highest bidder.
- 13) The successful bidders will have to immediately, but not later than next working day, pay 25% of the sale price (after adjusting the Aggregate Earnest Money deposited) by way of DD/ RTGS/NEFT and the balance of 75% of the consideration shall be payable by the successful bidder on or before the fifteenth day of the confirmation of the sale of the Said Properties, or such other time as may be agreed to between CFMARC and the successful bidder not exceeding three months from the date of the Auction, subject to the sole discretion of the Authorised Officer of CFMARC.
- 14) In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the successful bidder, CFMARC in its absolute discretion, shall be entitled to forfeit all the moneys till then paid by the successful bidder and put up the assets in question for resale/disposal. Further, such defaulting successful bidder shall not be entitled to make any claim in the event of the assets realizing higher price on resale.
- 15) The bidder shall deduct and deposit with the concerned department/statutory body Tax Deducted at Source ("TDS"), as applicable under section 194-IA of the Income Tax Act, 1961. Such TDS shall be considered as part of the Offer made by the bidder.
- 16) The stamp duty, registration charges, cess, sales tax, Value Added Tax("VAT") (if applicable), transfer charges, if any, and all other incidental costs, charges and expenses in connection with the sale of the aforesaid assets shall be borne by the purchaser/successful bidder.
- 17) Transfer of the Said Properties to the successful bidder shall be done by the Authorized Officer only upon payment of the entire sale consideration and other charges as per the terms contained herein.
- 18) As from the date of issuance of Sale Certificate, the purchaser shall hold the assets at his/her/their sole risk and cost as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither CFMARC nor the Authorized Officer shall be liable for any such loss or damages.



- 19) Presently there are no encumbrances known to CFMARC.
- 20) The Said Properties are offered for sale on **"AS IS WHERE IS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS"** and **"NO RECOURSE BASIS"**. Neither CFMARC nor the Authorized Officer undertakes any responsibility to procure any permission/license etc. in respect of the Said Properties offered for sale hereinabove. The successful bidder will have to bear all outstanding dues including water/electricity/service charges, transfer fees, electricity dues, society dues, dues of the Municipal Corporation/local authority dues, taxes including sales tax, VAT, GST or any other cess, duties, levies by whatever name it is called, if any, in respect of the Said Properties.
- 21) The bidders are advised in their own interest to verify and conduct detailed Due Diligence of the Said Secured Asset to their thorough satisfaction before submitting the offers. Any claim post confirmation of the sale in favour of the successful bidder shall not be entertained by the Secured Creditor.
- 22) The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer /secured creditors shall not be responsible in any way for any third-party claims/rights/dues.
- 23) The successful bidder shall be deemed to have purchased the Secured Asset after complete satisfaction of title thereto and inspection thereof and shall not be entitled to make any requisition or raise any objection as to the title or condition of the Said Secured Asset or any part thereof after submission of the Bid.
- 24) The successful bidder shall, notwithstanding any discrepancy or variation in the names, quantities, survey numbers measurement, boundaries and abuttal as mentioned herein above or any public notice, accept the said Secured Asset purchased by it/him.
- 25) The bidder shall purchase the said Secured Asset in the same condition that the said Secured Asset exist on the date of sale. The date of sale shall mean, the date when the Authorized Officer accepts the offer of the successful bidder. From and after the date of issuance of Sale Certificate by the Authorized Officer, the same shall be at the sole and entire risk and costs and account of the successful bidder as regards any risk, injury, loss or damage thereto or any part thereof from any cause whatsoever. The successful bidder shall not make any requisition for repairs or otherwise and the obligations of carrying out such repairs shall be solely that of the successful bidder.
- 26) Conditional offers will be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. Any bidder who wishes to give a fresh offer for the said Secured Asset on or before the last date prescribed for submission of the offers contemplated herein, may file a fresh offer with appropriate EMD.



- 27) The successful bidder will be bound by the regulations of the local / any other authority, as applicable with regard to the use of the said Secured Asset along with its super structure, plant and machinery thereon, if being part of the said Secured Asset contemplated herein.
- 28) If the dues of the existing charge-holders together with all costs, charges and expenses incurred by CFMARC are offered by or on behalf of the Borrower or guarantors at any time before the date of confirmation of sale, the Said Properties or part thereof, shall not be auctioned in accordance with the provisions of the SARFAESI Act, 2002 and the Rules thereunder.
- 29) The bidder shall not be entitled to withdraw or cancel offer once submitted unless permitted by the Authorized Officer. If the bidder withdraws or cancels the offer, the EMD shall be liable to be forfeited and will also be liable to pay the Authorized Officer, the loss or damage suffered consequent upon withdrawing or canceling the offer. The assets in question will then be resold at the risk and consequences of the bidder.
- 30) On confirmation of sale by CFMARC and if the terms of payment have been complied with, the Authorised Officer exercising the power of sale shall issue Sale Certificate for immovable asset in favour of the purchaser/successful bidder in the form given in Appendix V of the Security Interest (Enforcement) Rules, 2002.
- 31) The sale certificate will be issued in the name of the purchaser(s) / Applicant(s) only and will not be issued/transferred in any other name(s).
- 32) The Authorized Officer is selling the said Secured Asset pursuant to the powers derived from the SARFAESI Act. The said Secured Asset comprised in and forming part of the sale is sold, subject to all defects, faults, imperfections and errors of description latent or otherwise. The Authorized Officer is not answerable for the correct description genuineness, veracity, authenticity of or any defects in the said Secured Asset and does not warrant any condition whatsoever pertaining to the same. The bidders should make their own enquiry about the same and satisfy themselves if there are any other encumbrances, reservations, acquisitions, charges, liens or defects affecting the title of the said Secured Asset. The bidders shall not be entitled to issue or raise any requisitions or objections to or upon the title post bid submission. The bidders should make enquiries about the utility of the said Secured Asset put up for sale hereunder and no warranty or assurances of any kind is given by the Authorized Officer and/or CFMARC.
- 33) The bidder shall be deemed to have undertaken a due diligence of the said Secured Asset and that the bidder are presumed to have taken independent legal or commercial advice before participating in the auction contemplated herein.
- 34) The Authorized Officer reserves right to reject any or all offer/s without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the bidder or sell the assets through private negotiations with any of the bidders or any other party/parties or invite fresh offers. CFMARC's decision in this regard shall be final & binding.



- 35) The Authorized Officer will be at liberty to amend/modify/delete any of the above conditions as may be deemed necessary in light of the facts & circumstances of the case.
- 36) Disputes, if any, shall be within the jurisdiction of Courts and Tribunals in Ahmedabad only.
- 37) Words & expressions used hereinabove shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.
- 38) **Other terms and conditions pertaining to Auction:**
- a) Only E Auction/bidding will take place.
 - b) Bidders are cautioned to be careful while submitting their bid amount and to check for alteration, if any, before confirming the same.
 - c) No request/complaint of wrong bidding will be entertained for cancelling the sale and in such case, the EMD in full will be forfeited.
 - d) Only upon verification of the bid form and availability of DD /confirmation of remittance of Aggregate EMD through NEFT/RTGS, bidder will be allowed to bid further and or improve offer.
 - e) All bids placed as required will considered as bid for himself/herself. Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason.
 - f) The highest bid on the auction shall supersede all the previous bids of all the bidders. The bidder with the highest offer/ bid does not get any right to demand acceptance of his bid in case any stay order is received by CFMARC by any forum.
 - g) The bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the CFMARC. Hence bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.


Authorized Officer



BID DOCUMENT

IN THE ACCOUNT OF ISITHORE LOURDU RATHINAM

PARTICULARS OF THE BIDDER

- 1) Name of the Bidder: _____
- 2) Constitution of the Bidder: _____
- 3) Postal Address of the Bidder: _____

- 4) Telephone Nos. (O) _____ (R) _____
(Mobile) _____ (E-Mail) _____
- 5) Document of proof of identity (tick whichever is being attached):
 - a. Driving License Number _____
 - b. PAN Card Number _____
 - c. Voter Identity Card Number _____
 - d. Passport Number _____
 - e. Certificate of Incorporation Number _____
 - f. Partnership Agreement details _____
- 6) EMD Remittance details
 - a. Date of remittance _____
 - b. Name of Bank _____
 - c. Branch Name _____
 - d. Bank Account No. _____
 - e. IFSC Code No. _____
 - f. UTR No. _____

OR

 - a. Date of Demand draft _____
 - b. Name of the Issuing Bank _____
- 7) DETAILS OF THE OFFER/BID:

Price Offered: Rs. _____ (Amount in figures)

Rs. _____ (Amount in words)

SIGNATURE OF BIDDER/OFFEROR

DECLARATION BY BIDDER / OFFEROR

IN THE ACCOUNT OF ISITHORE LOURDU RATHINAM

- (a) I/We, the Offeror/s aforesaid do hereby state that, I/We have read the entire terms and conditions of the tender and public notice for sale in the matter of sale of secured immovable of Isithore Lourdu Rathinam and understood them fully. I/We, hereby unconditionally agree to conform with and to be bound by the said terms and conditions.
- (b) I/We, the Offeror/s aforesaid do hereby confirm that I/We have taken inspection of the premises and I/We are satisfied with the condition of the same and I/We shall not claim any loss or reduction in the amount offered on account of any deviation in the details and description of the properties.
- (c) I/We further declare that I/We intend to purchase the above referred assets from the Authorized Officer of CFM-ARC for our own use/business and that the information revealed by me/us in the tender/offer is true and correct. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the tender submitted by me/We is liable to be cancelled and in such case the Aggregate Earnest Money Deposit paid by me/us is liable to be forfeited by CFM-ARC and CFM-ARC will be at liberty to annul the offer made to me/us at any point of time. I/We also agree that after my/our offer given in my/our offer for purchase of the assets is accepted by CFM-ARC and I/we fail to accept or act upon the terms and conditions herein or am /are not able to complete the transaction within the time limit specified herein for any reason whatsoever and/or fail to fulfill any/all the terms & conditions herein, the Aggregate Earnest Money Deposit and any other monies paid by me/us along with the offer and thereafter, are liable to be forfeited by CFM-ARC and that CFM-ARC has also a right to proceed against me/us for specific performance of the contract, if so desired by CFM-ARC.

SIGNATURE

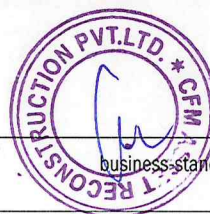
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Business Standard Insight Out



NIDO HOME FINANCE LIMITED
(Formerly known as Edelweiss Housing Finance Limited)
Registered Office: Situated At Tower 3, 3rd Floor, Wing 'B', Kohnoor City Mall, Kohnoor City, Kirti Road, Kurla (West), Mumbai - 400 075, Regional Office At: No.19, 7th Floor, Kanchi Towers, Vennarayana Road, T Nagar, Chennai - 600017.

POSSESSION NOTICE
Whereas, the undersigned being the authorized officer of the Nido Home Finance Limited (Formerly known as Edelweiss Housing Finance Limited) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFEE Act) and in exercise of powers conferred under Section 13(2) read with rule 3 of the Security Interest Enforcement Rules, 2002 issued a demand notice dated 14-11-2025 calling upon the Borrower HASAN MOHAMMED S and Co-Borrowers RAJABU MISHA KH to repay the amount mentioned in the notice being Rs.3,26,277/- (Rupees Three Lakhs Twenty Thousand Two Hundred Seventy Seven Only) and Rs.8,85,965/- (Rupees Eight Lakhs Eighty Thousand Nine Hundred and Five Only) within 60 days from the date of receipt of the said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that, the undersigned has taken Physical Possession of the property through Advocate, appointed as Court Commissioner in execution of order dated 17.11.2025 passed by Chief Judicial Magistrate, (Karnur) in Case No.3115 of 2025 described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this 4th day of December of the year 2025.

The borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Nido Home Finance Limited (Formerly known as Edelweiss Housing Finance Limited) for an amount Rs.3,26,277/- (Rupees Three Lakhs Twenty Thousand Two Hundred Seventy Seven Only) and Rs.8,85,965/- (Rupees Eight Lakhs Eighty Thousand Nine Hundred and Five Only) and interest thereon. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

THE SCHEDULE OF THE PROPERTY
All The Piece And Parcel Of Land Karur R.D., Aravutal Sub-Registration, Aravutal Taluk & Karur District, Palakkoti Village, The Property Situated In Natham S.No.756, New Sub Division No. S.No.756/20 Measuring East - West On The Both Sides 15 Feet, South - North On The Both Sides 60 Feet, Total Area Extent Of 900 Sq.Feet Equivalents To 0.81 Sq.Meter Of Land In Plot No.4 With In The Following Boundaries - East Of -House Site Of Kola Street, West Of - 3 Feet Wide South - North Santh; South Of - 10 Feet Wide East-West Road; North Of - 3 Feet Wide East-West Santhi. The Property With House Building Bearing D.No.1073, Common Usual Right Compound Wall, Water Facilities, Drainage Facilities, Pathway And All Eminent Rights.

Place: KARUR
Date: 01/12/2025
Sd/- Authorized Officer
FOR Nido Home Finance Limited,
(Formerly known as Edelweiss Housing Finance Limited)

TATA CAPITAL HOUSING FINANCE LIMITED
Registered Office: 11th Floor, Tower A, Gopichand Business Park, Gopichand Nagar, Lower Panel, Mumbai - 400013, CIN No. U51902MH2008PL212329
Karnur Office: 11th Floor, Tower A, Gopichand Business Park, Gopichand Nagar, Lower Panel, Mumbai - 400013, CIN No. U51902MH2008PL212329

POSSESSION NOTICE (FOR IMMOVABLE PROPERTY)
(As per Rule 6(1) of the Security Interest Enforcement Rules, 2002)
Whereas, the undersigned being the Authorized Officer of the TATA Capital Housing Finance Limited, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest Enforcement Rules, 2002, issued a demand notice dated as below calling upon the Borrower to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The borrower, having failed to repay the amount, notice is hereby given to the borrower, in particular and the public, in general, that the undersigned has taken Possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules.

The borrower, in particular, and the public in general, are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the TATA Capital Housing Finance Limited, for an amount referred to below along with interest thereon and penal interest, charges, costs etc. from date of demand notice.

The borrower's attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

Sr.	Loan Account No.	Name of Obligor(s)/Legal Heir(s)	Amount & Date of Demand Notice	Date of Possession
1.	TCHHLE00000100121576 TCHHLE00000100121576 0100204484	MRS. ANANTHIAJ as Borrower and MR. P. MURUGANATHAN as Co Borrowers	Rs. 27,24,483/- (Rupees Twenty Seven Lakh Twenty Four Thousand Four Hundred and Eighty Three Only) & 09-09-2025	02.12.2025

Description of Secured Asset/Immovable Properties: I. Survey No. S.No.324/2A1, II. As per Revenue Record, S.No.324/2A1, III. Total Extent: 400 + 800 + 1200 sq.ft. N. Plot No. 7 western side & S. N. Location like name of the place, village, taluk, registration, sub-division etc. Ponduram semur village, Modakurichi taluk, Erode Regd. District, Avudampudurai SRO, Liberty Homes. (I) Boundaries for 400 sq.ft. of land North of 23 ft wide layout road South of S.No.324/1 land East of plot no. 7 West of plot no. 7 eastern side property Measurement Details: I) Boundaries for 800 sq.ft. of land North of 23 ft wide layout road South of S.No.324/1 land East of plot no. 8 West of plot no. 7 western side property Measurement details: North-East West: 16 ft East-South North: 25 ft 400 sq.ft. South-East West: 16 ft West-South North: 25 ft 800 sq.ft. North-East West: 32 ft East-South North: 25 ft South-East West: 32 ft West-South North: 25 ft

With all appurtenances, with all easements Rights and pathway, S.No.324/2A1 as per new sub division s.no.324/2A1B.

2.	TCHHLE00000100121577 TCHHLE00000100121576 TCHHLE00000100121576	MRS. ANANTHIAJ as Borrower and MR. P. MURUGANATHAN as Co Borrowers	Rs. 12,27,516/- (Rupees Twelve Lakh Twenty Seven Thousand Five Hundred and Sixty Six Only) & 06-09-2025	02.12.2025
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Description of Secured Asset/Immovable Properties: Erode District, Erode RD, Avudampudurai SRO, Ponduram Taluk, Vidyanagar Village, Erode District, Erode RD, S.No.253/1, after sub division S.No.253/1B in p.h. 1,02,15, 1st Rs.5.48 in sub division S.No.252/1B2, punjal acre 2.05 % cents lands divided into house sites, lay out approved by town and country planning director, Erode District, Erode RD, S.No.252/1B2, dated 20.08.2022, lay out map number No.10, E.M. No.277/2022, proceedings of vidyanagar village panchayat president dated 23.09.2022. Na.Ka.No.60/2022-2023, lay out named as GRAND ROSSOLD house site No.12 for an extent of 1200 sq.ft. house within the following boundaries:- North: Reserve No.253/1(1) Grand Roadside 10.1 meter breadth East-West Neela plot road East: House site No.12 West: 8 meter South: Neela plot road Within the above said boundaries:- Northern side East-West 307 foot, Southern side East-West (250+570+307) feet, Eastern side South-North 407 feet Western side South-North (570+350+407) feet Total extent of 1200 sq.ft. South-West corner side 12 % remaining 1187 % Sq.ft. house site. With all appurtenances, with usual pathway reserve No.253/1B1A1, property situated at vidyanagar panchayat limit.

Place: Erode, Tamilnadu
Date: 02.12.2025
Sd/- Authorized Officer
For Tata Capital Housing Finance Limited

CFM ASSET RECONSTRUCTION PRIVATE LIMITED
REGISTERED OFFICE: Block No. A/1003, West Gate, Near YMCAB Club, Sur No. 8551+3, S. G. Highway, Maladiba, Ahmedabad-380051 Gujarat. CORPORATE OFFICE: 1st Floor, Walefield House, Spital Road, Ballard Estate, Mumbai-400038
EMAIL: chetan.rajpurohit@cfmrc.in
CONTACT: 079-48118554 & 079-6118555 Mobile: 9822816471

APPROXIMATE SALE
[See proviso to rule 8 (ii)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES
E-auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(ii) of the Security Interest Enforcement Rules, 2002.

CFM Asset Reconstruction Private Limited (CFM-ARCL) acting in its capacity as Trustee of CFM-ARCL Trust - 127) have acquired the entire outstanding debt along with underlying securities of BITHORE SIG. LOURDI RATHNAM and Others (Borrower & Co borrowers) under section 5 of the said Act vide Registration Assignment Agreement dated 25.10.2023 and by virtue of the said Assignment Agreement, ECL Finance Ltd. assigned all the rights, title and interests along with underlying securities and guarantees in favor of CFM-ARCL.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors that the below described immovable properties (Secured Assets) mortgaged/charged to the Secured Creditors, the symbolic possession of which has been taken by the Authorized Officer of CFM-ARCL on 05.10.2023 will be sold on "As is where is basis", "As is what is basis", and "Whatever there is basis", and "No recourse basis" on 09th January 2026 for recovery of Rs. 6,91,31,387.74/- (Rupees Six Crore One Lakh Thirty One Thousand Three Hundred Eighty Seven and Seventy One Paise Only) due and payable as on 10th July-23 together with further interest from 19th July-23 penal interest @ the rate of payment of the said amount in full together with all cost, charges, expenses, thereon due to the secured creditors from 1. BITHORE SIG. LOURDI RATHNAM (BORROWER), 2. INFOTECH AUDIT SOLUTIONS (CO-BORROWER), 3. JAAN HOLDINGS PRIVATE LIMITED (CO-BORROWER), 4. JOSEPHINE MALARAM (CO-BORROWER)

The Reserve Price of the properties and the earnest money deposit to be given Bids:-

DESCRIPTION OF SECURED PROPERTY:
Tirupur Registration District, Tirupur Joint-1 Sub-Registration District, Tirupur Taluk, Tirupur Municipal Town, Old Ward No.3, New Ward No.13 in Aravathi Road in Thodiyalam Village, G.S.No.889A Corresponding To T.S.No.324 Block No.7, Ward No.1, In This Site Adjoining Aravathi Road Bounded As Follows:-South Of - Pannasamy Soudhar's Property Presently Owned by Nachimuthu Chatterjee North Of - Chandrasekhar And Panthavathi's Properties East Of Aravathi Road West Of 28 Wide North South Chandrasekhar Chellai Lane, Measuring 170 Feet East-West In The North 140 Feet East - West In The South 34 Feet North - South In The West And 34 Feet North - South In The East, Out Of The Area Less South-Western Portion Measuring 10 Feet North-South And 45 Feet East-West And Now Owned By Chandrasekhar, Thus Covering A Remaining Area Of 11 Cents (4846 Sq.Feet) And 50 Square Feet Of 45.85 Sq.Meter Land With Build Up Area Of The Building: 1st Floor: 2155.2 Square Feet 2nd Floor: 3115.3 Square Feet 3rd Floor: 3115.5 Square Feet 4th Floor: 1147 Square Feet 16042 Sq.Feet. Thus Covering A Total Area Of 11 Cents And 50 Square Feet Of Land Presently Held 7.5 No.16.17 Block No.33, Ward No.32

SECURED DEBT:
Rs.6,91,31,387.74/- (Rupees Six Crore One Lakh Thirty One Thousand Three Hundred Eighty Seven and Seventy One Paise Only) due and payable as on 10th July-23 together with further interest from 19th July-23 penal interest @ the date of payment of the said amount in full together with all cost, charges, expenses.

RESERVE PRICE (RP):
END: 01.54.05 (Ninety-one lakh thirty-four thousand six hundred five only).

E-Auction/Bidding through website:
(<https://www.bidsauctions.com>)
Date: - 09.01.2026 Time: 11.00 AM to 05.00 PM
With prior consultation of Authorized Officer.

LAST DATE AND TIME FOR BID SUBMISSION:
On or before 5:00 PM on 09.01.2026

CONTACT:
Dr. Chetan Rajpurohit - 9822816471 Email: chetan.rajpurohit@cfmrc.in; S.Santhanu - 992784854.

Encumbrances if any: Not known to the secured creditor
For detailed terms and conditions of the sale through e-auction, please refer to the link provided in Secured Creditors website i.e. <https://www.cfmrc.in> before submitting bids for taking part in the e-auction.

Bidders may also visit the website <https://www.bidsauctions.com> or contact service provider M/s. C India Private Limited, Bidder Support Nos: 0724-432020 / 21 / 22, 991729198124 / 1125 / 1126; email: support@bidsauctions.com, Mr. Bhavik Pandya, Contact No. +91 866662337; Maharashtra@cfmrc.in

The notice dated 16.10.2025 has been given to all of you under section 13(ii) of the SARFEE Act, 2002.

Date: 04.12.2025
Place: TIRUPPUR
Sd/- Authorized Officer
CFM Asset Reconstruction Pvt. Ltd.
Acting as trustee of CFMARC Trust - 127

